

IC 16-41-31

Chapter 31. Regulation of Lodging Facilities and Bedding Materials: Bed and Breakfast Establishments

IC 16-41-31-1

Bed and breakfast establishment

Sec. 1. (a) As used in this chapter, "bed and breakfast establishment" means an operator occupied residence that meets the following conditions:

- (1) Provides sleeping accommodations to the public for a fee.
- (2) Has not more than fourteen (14) guest rooms.
- (3) Provides breakfast to the guests as part of the fee.
- (4) Provides sleeping accommodations for not more than thirty (30) consecutive days to a particular guest.

(b) The term does not include hotels, motels, boarding houses, or food service establishments.

As added by P.L.2-1993, SEC.24.

IC 16-41-31-2

Guest

Sec. 2. As used in this chapter, "guest" means an individual who rents a guest room in a bed and breakfast establishment.

As added by P.L.2-1993, SEC.24.

IC 16-41-31-3

Guest room

Sec. 3. As used in this chapter, "guest room" means a sleeping room intended to accommodate not more than four (4) guests each night.

As added by P.L.2-1993, SEC.24.

IC 16-41-31-4

Operator

Sec. 4. As used in this chapter, "operator" means an owner or the owner's agent of a bed and breakfast establishment who resides within the establishment or on contiguous property.

As added by P.L.2-1993, SEC.24.

IC 16-41-31-5

Food preparation and handling and sanitation rules

Sec. 5. The state department shall adopt rules under IC 4-22-2 to establish standards for food preparation and handling and sanitation in bed and breakfast establishments.

As added by P.L.2-1993, SEC.24.

IC 16-41-31-6

Fire safety rules

Sec. 6. The fire prevention and building safety commission shall adopt rules under IC 4-22-2 to establish fire safety standards for bed and breakfast establishments.

As added by P.L.2-1993, SEC.24.

IC 16-41-31-7

Liability for guests' personal property losses

Sec. 7. (a) Except as provided in subsection (b), the liability of a bed and breakfast establishment for the loss of a guest's personal property may not exceed two hundred fifty dollars (\$250) for each guest as follows:

- (1) The loss of a trunk or chest and the contents, liability of not more than one hundred fifty dollars (\$150).
- (2) The loss of a traveling bag or suitcase and the contents, liability of not more than fifty dollars (\$50).
- (3) The loss of a box, bundle, or package and the contents, liability of not more than ten dollars (\$10).

(b) An operator of a bed and breakfast establishment may assume liability in excess of two hundred fifty dollars (\$250) for each guest for loss of personal property if the guest and operator do the following:

- (1) Itemize the personal property and the personal property's value.
- (2) Agree in writing to the kind and extent of the liability.

As added by P.L.2-1993, SEC.24.